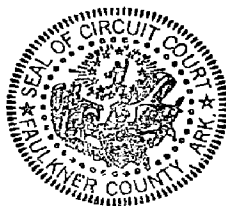


Reserved for recording purposes ONLY.



CERTIFICATE OF RECORD
Faulkner County, AR Fee \$165.00
I hereby certify that this instrument was
Filed and Recorded in the Official Records
In Doc Num L202603707 3 Pages
03/11/2026 11:34:39 AM
Nancy Eastham
Faulkner County Circuit Clerk
BY: L DAVIS D.C.
NON JUDICIAL FORECLOSURE NOTICE

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 26-002000-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: JAMES RODDEN III
(or as otherwise noted by the recorder)

MORTGAGEE'S NOTICE OF DEFAULT AND INTENTION TO SELL

YOU MAY LOSE YOUR PROPERTY IF YOU DO NOT TAKE IMMEDIATE ACTION

NOTICE IS HEREBY GIVEN that on **May 19, 2026, at or about 10:00 AM**, the subject real property described herein below will be sold **at the main entrance of the Faulkner County Courthouse, 801 Locust Street, Conway, AR 72034** to the highest bidder for cash. *The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof.* The sale will extinguish the interests of existing lien holders or previous owners in the property. **THE TERMS OF SALE ARE CASH AT THE TIME OF SALE UNLESS OTHERWISE AGREED TO BY MORTGAGEE AND ALL TRANSFER TAXES WILL BE THE RESPONSIBILITY OF THE PURCHASER.**

WHEREAS, the property secured under the Mortgage is located in Faulkner County, Arkansas more particularly described as follows:

Part of the Northeast Quarter of the Northeast Quarter of Section 36, Township 7 North, Range 13 West, Faulkner County, Arkansas, being more particularly described as follows: Commencing at the Northeast corner of Section 36,

thence, along the East line of Section 36, South 01 degrees 40 minutes 34 seconds West a distance of 528.22 feet, thence, leaving said East line, North 87 degrees 50 minutes 00 seconds West a distance of 824.96 feet, thence South 03 degrees 18 minutes 01 seconds West a distance of 683.53 feet to the Northerly Right of Way of Ridge Drive, thence, along said Right of Way, South 63 degrees 58 minutes 16 seconds West a distance of 22.94 feet to the Point of Beginning, thence, leaving said Right of Way, North 03 degrees 18 minutes 01 seconds East a distance of 694.37 feet, thence North 87 degrees 50 minutes 00 seconds West a distance of 461.68 feet to the West line of the Northeast Quarter of the Northeast Quarter, thence, along said West line, South 04 degrees 16 minutes 34 seconds West a distance of 713.40 feet, thence, leaving said West line, South 87 degrees 41 minutes 44 seconds East a distance of 299.68 feet, thence South 02 degrees 44 minutes 12 seconds West a distance of 74.57 feet to the Northerly Right of Way of Ridge Drive, thence, along said Right of Way, North 63 degrees 58 minutes 16 seconds East a distance of 198.86 feet to the Point of Beginning, containing 7.77 acres, more or less.

Street Address: 144 Ridge Drive, Greenbrier, AR 72058

WHEREAS on March 9, 2020, James Cecil Rodden III, a married man executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Mortgage Research Center, LLC d/b/a Veterans United Home Loans, its successors and assigns, which was recorded on **March 12, 2020 as Instrument Number L202003878, and modified in Instrument Number L202107723** in the real estate records of Faulkner County, Arkansas. The beneficial interest of said Mortgage has been assigned to Mortgage Research Center, LLC d/b/a Veterans United Home Loans, its successors and assigns, which is the party initiating foreclosure. The party initiating foreclosure is Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company and can be contacted at or in care of its servicer initiating foreclosure at: Nationstar Mortgage LLC, PO Box 619080, Dallas, TX 75261, at Telephone Number 214-756-2432; and

WHEREAS, there may be tenants that claim an interest in the real property herein based upon said tenancy; and

WHEREAS, the undersigned is the attorney for the mortgagee and is acting on and with the consent and authority of the mortgagee who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every mortgage of real property situated in this state that is duly acknowledged and recorded; and default has occurred in the payment of said indebtedness, and the same is now therefore wholly due; and the holder of the debt has requested the undersigned to sell the property to satisfy said indebtedness.

